

# *St. Louis City Ordinance 64051*

## FLOOR SUBSTITUTE

BOARD BILL NO. [96] 346

INTRODUCED BY ALDERMAN JAMES SHREWSBURY

An ordinance pertaining to violations of the zoning code; enacting a new ordinance, to be codified as Section 26.100.030 and Section 26.100.040 of the Revised Code of the City of St. Louis, whereby any use which constitutes an enlargement, alteration or extension in the permitted use of a building, structure or premise for which a conditional use or variance has been granted, or whereby any permitted use of a building, structure or premise for which a conditional use with conditions or a variance with conditions has been granted and said conditions are not complied with, shall be in violation of the zoning code and shall result in the revocation of the conditional use permit or the variance from the zoning code; and containing an emergency clause.

## BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

Section One. There is hereby enacted the following section to be codified as Section 26.100.030 of the Revised Code of the City of St. Louis: 26.100.030 Revocation of conditional use permit.

A. Any use which constitutes an enlargement, alteration or extension in the permitted use of a building, structure or premise for which a conditional use permit has been granted, or any permitted use of a building, structure or premise for which a conditional use permit with conditions has been granted and said conditions are not complied with shall be a violation of the zoning code.

B. Upon notice from the code official that a use which may constitute an enlargement, alteration or extension in the permitted use of a building, structure or premise for which a conditional use permit has been granted has occurred, or that a permitted use of a building, structure or premise for which a conditional use permit with conditions has been granted and said conditions are not complied with, the Board of Public Service shall notify the owner of said building, structure or premise, and the party to whom said permit was granted, of a hearing to be held within 30 days of the date of said notice, to determine whether the use is an enlargement, alteration or extension in the permitted use for which a conditional use permit has been granted, or to determine whether

the use for which a conditional use permit with conditions has been granted is in compliance with said conditions.

C. If it is found by the Board of Public Service that an enlargement, alteration or extension in the permitted use of the building, structure or premise for which a conditional use permit has been granted has occurred, or that the permitted use of the building, structure or premise for which a conditional use permit with conditions has been granted and said conditions have not been complied with, the conditional use permit or conditional use permit with conditions shall be revoked.

D. No new conditional use permit or conditional use permit with conditions shall be issued for the subject property for a period of one year from the date of revocation.

Section Two. There is hereby enacted the following section to be codified as Section 26.100.040 of the Revised Code of the City of St. Louis: 26.100.040 Revocation of variance.

A. Any use which constitutes an enlargement, alteration or extension in the permitted use of a building, structure or premise for which a variance has been granted, or any permitted use of a building, structure or premise for which a variance with conditions has been granted and said conditions are not complied with shall be a violation of the zoning code.

B. Upon notice from the code official that a use which may constitute an enlargement, alteration or extension in the permitted use of a building, structure or premise for which a variance has been granted has occurred, or that a permitted use of a building, structure or premise for which a variance with conditions has been granted and said conditions are not complied with, the Board of Adjustment shall notify the owner of said building, structure or premise, and the party to whom said variance was granted, of a hearing to be held within 30 days of the date of said notice, to determine whether the use is an enlargement, alteration or extension in the permitted use for which a variance has been granted, or to determine whether the use for which a variance with conditions has been granted is in compliance with said conditions.

C. If it is found by the Board of Adjustment that an enlargement, alteration or extension in the permitted use of the building, structure or premise for which a variance has been granted has occurred, or that the permitted use of the building, structure or premise for which a variance with conditions has been

granted and said conditions have not been complied with, the variance or variance with conditions shall be revoked.

D. No new variance or variance with conditions shall be issued for the subject property for a period of one year from the date of revocation.

Section Three. Emergency Clause.

This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Section 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Legislative History					
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND	VOTE
01/17/97	01/17/97	HUDZ			
2ND READING	FLOOR AMEND	FLOOR SUB	VOTE	PERFECTN	PASSAGE
02/07/97				02/07/97	04/14/97
ORDINANCE	VETOED		VETO OVR		EFFECTIVE
64051					

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